

Oxford Companies
734.665.6500
oxfordcompanies.com

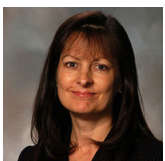


Integrated
Real Estate
Services



Office Building For Lease
555 Briarwood Cir.
Suite 114
Ann Arbor, MI 48108

3,418 SF
\$26.75 SF/yr (MG)
Available



Contact Karen O'Neil for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.323.4263
koneil@oxfordcompanies.com

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OFFERING SUMMARY

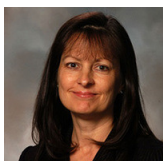
Lease Rate:	\$26.75 SF/yr (MG)
Available SF:	3,418 SF
Office Ceiling Height:	8'
Ceiling Height to Deck:	12'
Parking Spaces	317
Parking Ratio:	3.9
Year Built:	1986
Zoning:	TC1
Submarket:	South Side Ann Arbor

PROPERTY OVERVIEW

Directly at the hub of Ann Arbor's bustling Southside neighborhood, 555 Briarwood Circle is ideal for organizations looking for a superior Ann Arbor office location and nearby amenities. Adjacent to the transformational Briarwood Mall redevelopment, the building offers dining, shopping, and lodging all within walking distance. With immediate access to I-94 and just 10 minutes from downtown Ann Arbor, 555 Briarwood Cir is conveniently located for both employees and clients. Free parking surrounds the building adding to the convenience of this work environment.

PROPERTY HIGHLIGHTS

- Located adjacent to Briarwood Mall with immediate access to I-94 via S. State St. entrance
- 10 minutes to downtown Ann Arbor & U-M
- Within walking distance to hotels and restaurants including: Buffalo Wild Wings, Red Robin, Olive Garden, Anna's House & more
- Streamlined leasing experience for convenience and ease
- Locally-owned and professionally managed
- 24/7 on-call emergency maintenance



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**BUILDING
 MECHANICAL
 SYSTEM**

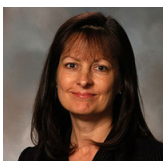
Heating	Baseboard heating
Cooling	Cooling tower
Hot Water Heaters	Available tanks in ceilings above each restroom (number not specified)
Fire Prevention	Alarm System (All Star), Wet Fire Suppression System (Arbor Inspection)
Emergency Lighting	LED
Lighting System	Timer controlled exterior lighting system (Certified Electric)
Security	Alarm & Fire (All Star Alarm)
Roof	60 mil Ballasted EPDM

**UTILITY
 PROVIDERS**

Gas	DTE
Electric	DTE
Water	City of Ann Arbor

**REAL ESTATE TAX
 INFORMATION (YEAR)**

Parcel Number	09-12-08-100-055
State Equalized Value	\$6,674,200 (2025)
Taxable Value	\$5,714,882 (2025)



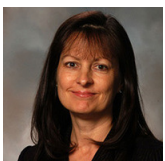
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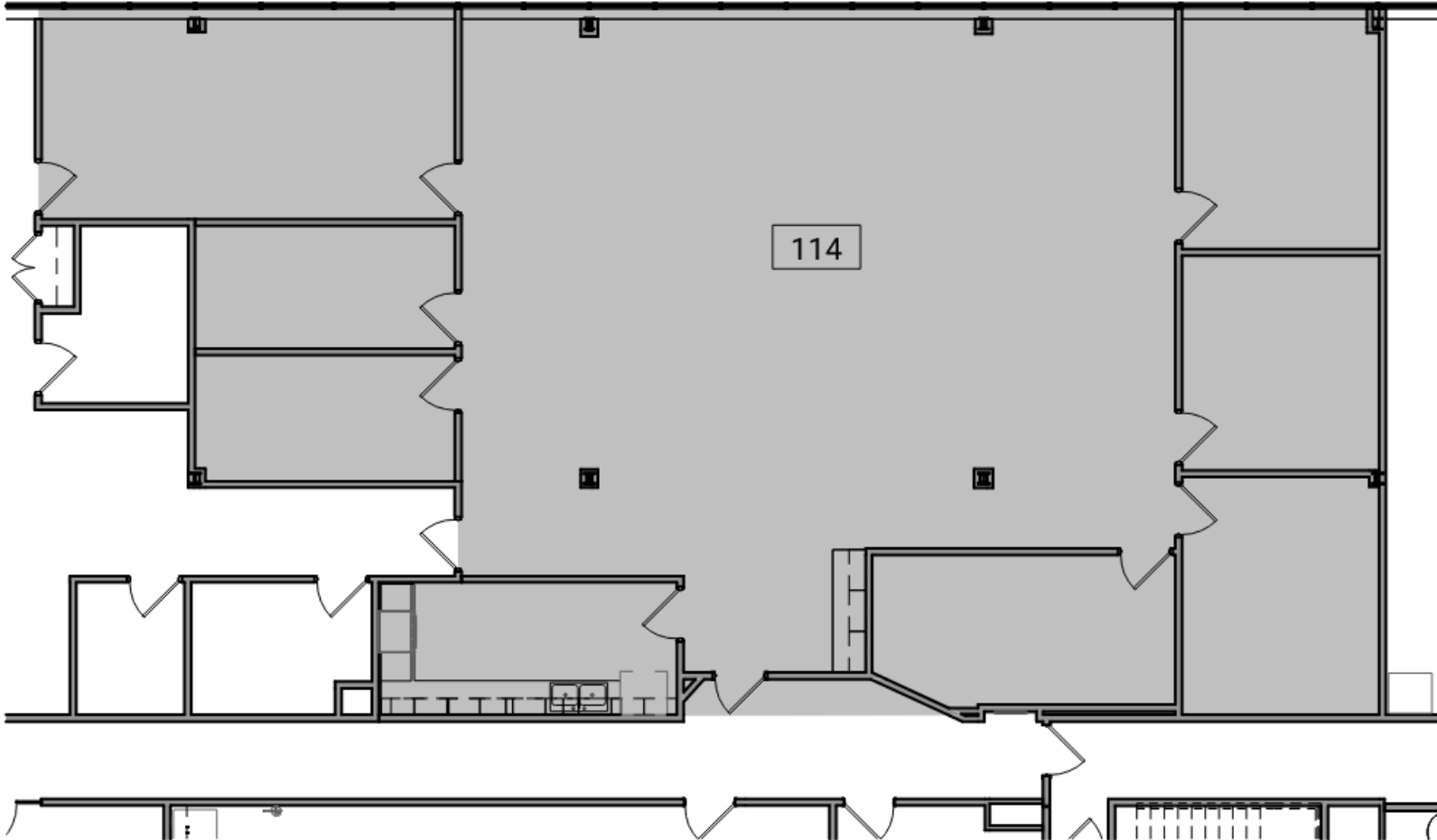
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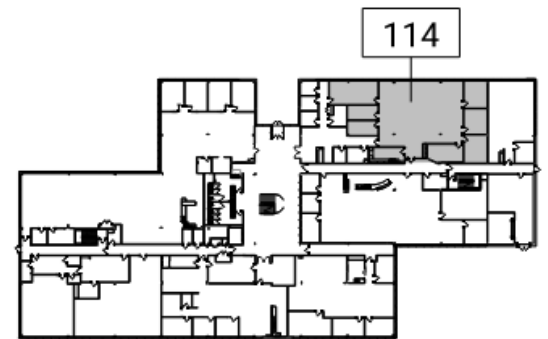
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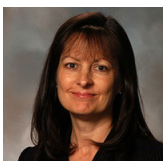
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2 Suite 114 - Partial Level 1 Existing Floor Plan
A-312 8' 16' 32' 3/32" = 1'-0"



1 Key Plan - Level 1
A-312 100' 200' 1" = 100'-0"



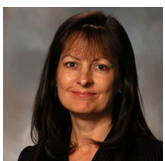
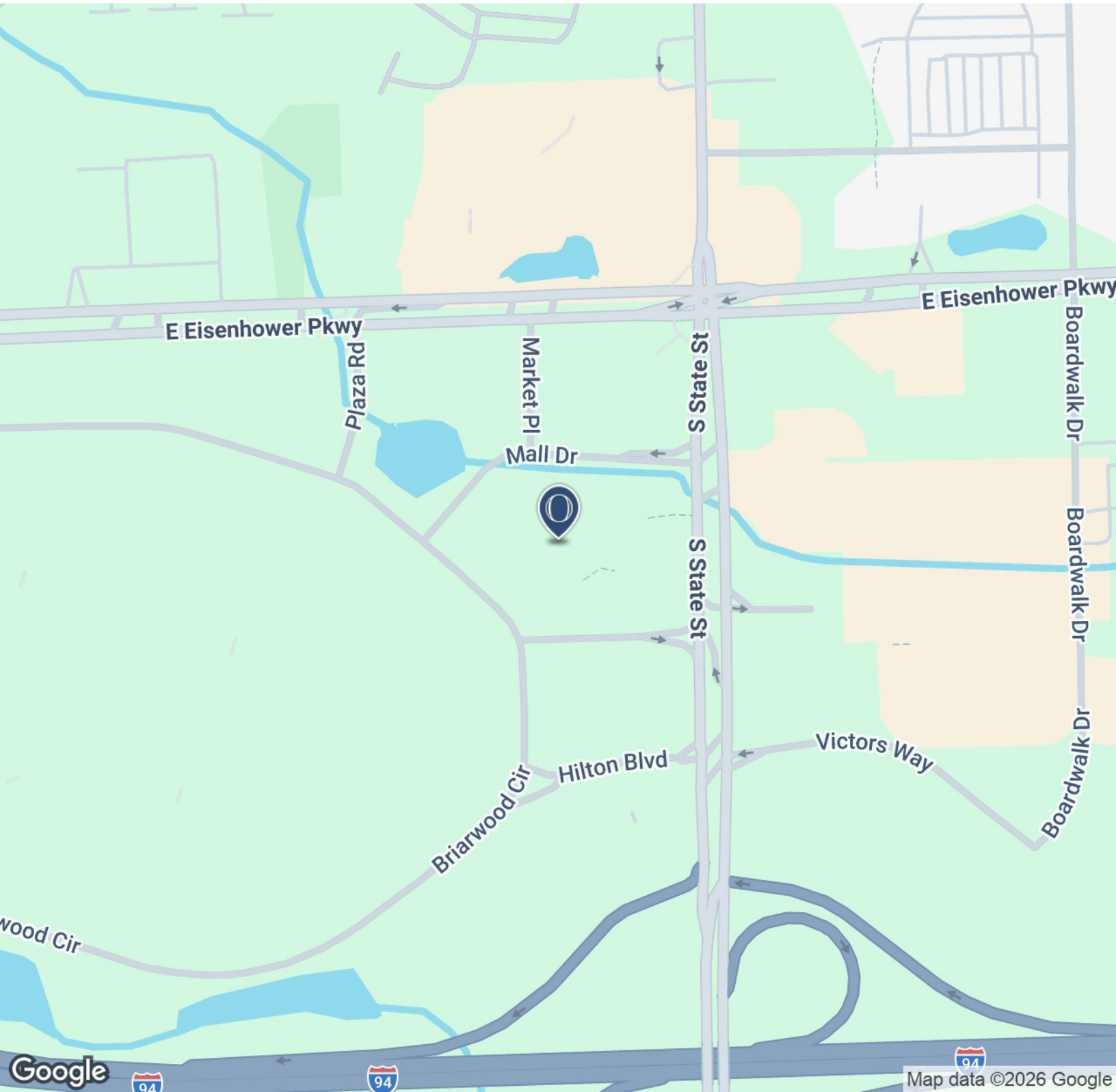
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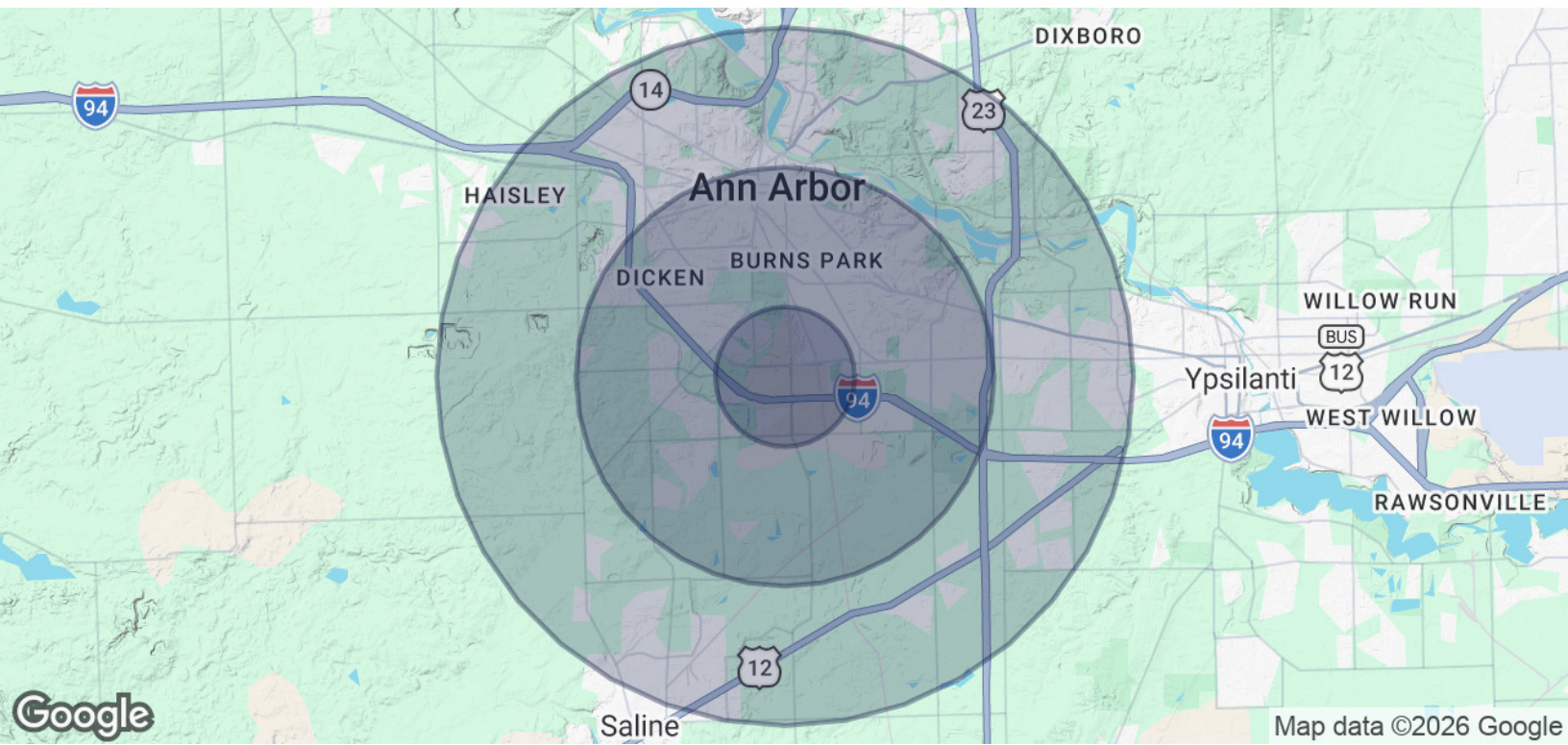
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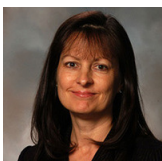
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,311	93,090	182,997
Average Age	31.6	31.4	32.8
Average Age (Male)	31.9	31.3	32.5
Average Age (Female)	31.1	31.4	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,650	35,915	71,140
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$59,804	\$77,332	\$79,472
Average House Value	\$117,554	\$321,105	\$320,385

2020 American Community Survey (ACS)



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